
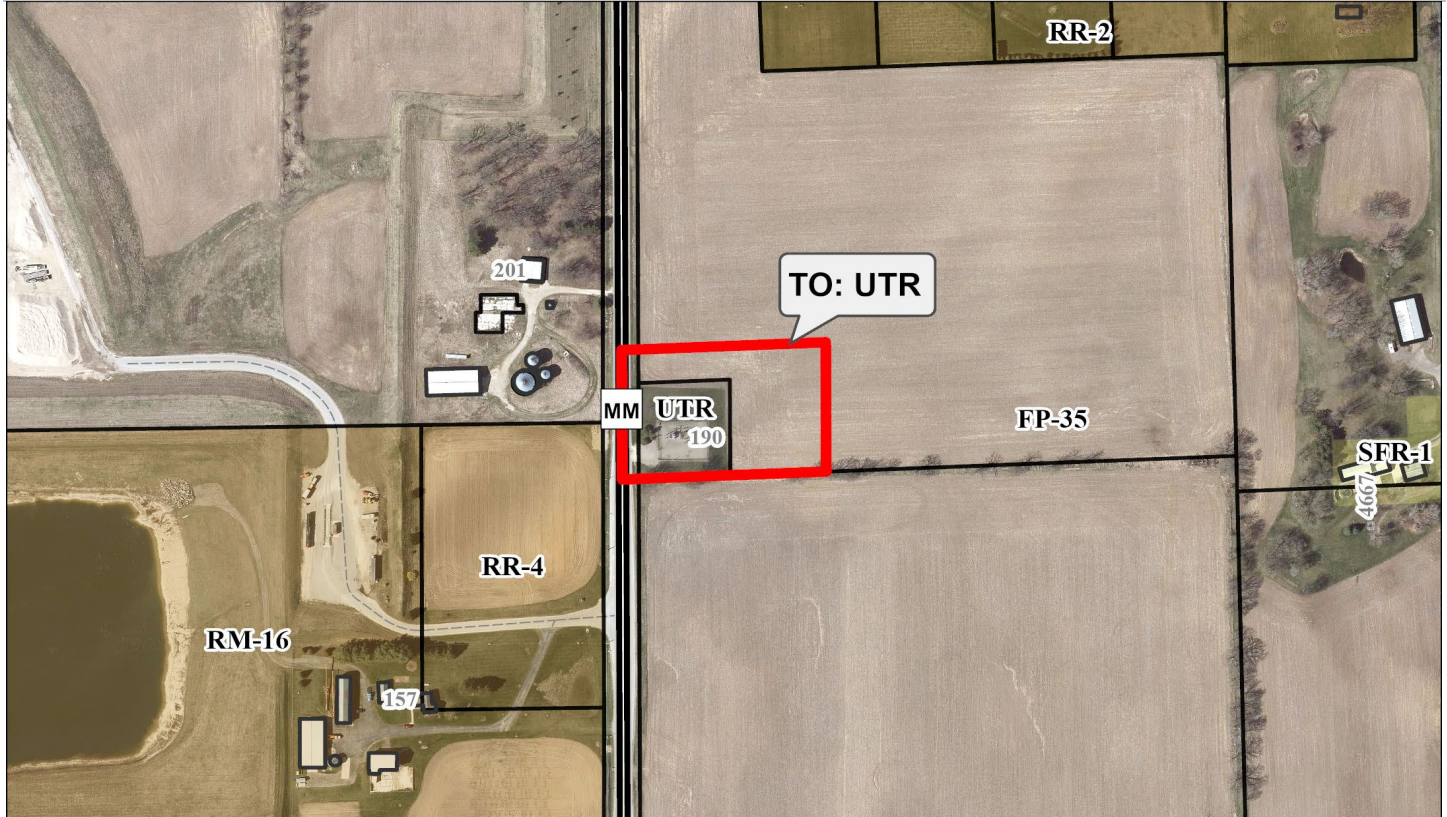


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 24, 2023	Petition 11980	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO UTR Utility, Transportation and ROW District	<i>Town/Section:</i> RUTLAND, Section 30	
	<i>Size:</i> 1.5 + 1.0 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> KLAHN REV TRUST
	<i>Reason for the request:</i> LOT LINE ADJUSTMENT BETWEEN OWNERS TO EXPAND THE ELECTRICAL SUBSTATION	<i>Address:</i> 190 COUNTY HIGHWAY MM	



DESCRIPTION: Wisconsin Power & Light (an Alliant Energy subsidiary) proposes to expand their existing UTR-zoned lot on CTH MM in Rutland, for an expansion to their existing substation that was built in 1980. The current site is too small to facilitate WP&L's new standard substation equipment.

OBSERVATIONS: CTH MM is the boundary between the Town of Rutland and the Town of Oregon. The proposed lot expansion conforms to UTR zoning district regulations. The UTR district allows "Utility services" as a permitted use. The proposed site plan conforms to UTR and other zoning ordinance requirements, though the minimum front setback requirement is 75' from the county road centerline or 42' from the front lot line, whichever is greater. UTR district rules prohibit the storage of construction equipment, vehicles, or material within the front setback area.

The land being rezoned would be added to the current Lot 1 of certified survey map #3543, and a new CSM would need to be recorded. The CSM will be subject the Village of Brooklyn's extraterritorial jurisdiction for land division reviews.

DANE COUNTY HIGHWAY DEPT: Dane County Highway Department has approved the modified access to move the existing driveway to the north and offered the following comments: CTH MM is a controlled access highway. Access Permit # 367C allows for the existing access to be relocated as per plan dated 8/15/2023. Any future change of use of access requires a permit from the Highway Department. No significant increase of traffic expected due to rezone.

COMPREHENSIVE PLAN: The property is located in an area designated as "medium density residential" in the town's comprehensive plan. Plan policies for that area are identical to those for the agricultural preservation area, including the

density limitation of no more than one lot/parcel per 35 acres of land owned as of June 8, 1978. The proposed lot expansion and UTR zoning for the electrical substation would not count as a density unit and appears consistent with comprehensive plan policies. (For questions about the comprehensive plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental resources present on site.

TOWN ACTION: On September 6th the Town Board recommended approval of the rezone with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone with no conditions other than the recording of the CSM for the new lot boundary.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com